

## FLOOR PLAN

### DIMENSIONS

#### Porch

3'11 x 6'06 (1.19m x 1.98m)

#### Entrance Hall

15' x 5'09 (4.57m x 1.75m)

#### Lounge Diner

24'07 x 17'04 max (7.49m x 5.28m max)

#### Living Room

19'03 x 9'07 (5.87m x 2.92m)

#### Kitchen

9' x 9' (2.74m x 2.74m)

#### Landing

#### Bedroom One

16'04 x 9'07 (4.98m x 2.92m)

#### Bathroom

9'09 x 7'06 (2.97m x 2.29m)

#### Bedroom Two

11'04 x 10'05 (3.45m x 3.18m)

#### Bedroom Three

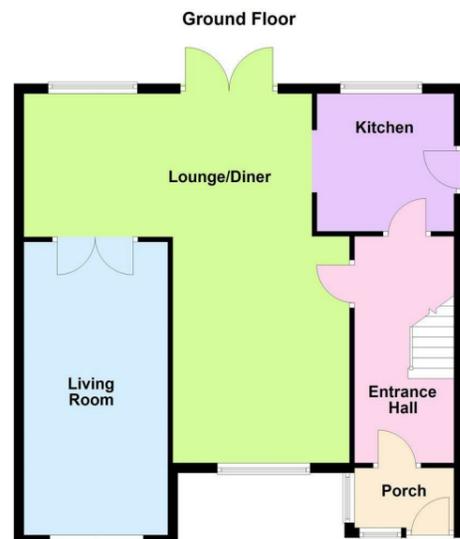
9'11 x 10'06 (3.02m x 3.20m)

#### Bedroom Four

9'03 x 6'11 (2.82m x 2.11m)

#### Shower Room

5'09 x 6'10 (1.75m x 2.08m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

11 Hampton Close, Wigston, LE18 3XD

Offers In Excess Of £475,000

## OVERVIEW

- Stunning & Spacious Family Home
- Cul De Sac Location With Open Views
- Porch & Entrance Hall
- Lounge Diner
- Living Room & Kitchen
- Four Bedrooms & Two Bathrooms
- Landscaped Rear Garden
- Driveway, Car Port & Garage
- Viewing Is A Must
- EER - C Freehold, Tax Band - C

## LOCATION LOCATION....

Hampton Close is located within the popular Wigston Meadows development, a modern residential area known for its family-friendly environment and strong sense of community. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with Wigston town centre close by for further retail and leisure options. Families are well served by a choice of well-regarded primary and secondary schools in the surrounding area, while several parks and green spaces are within easy reach, providing ideal settings for outdoor activities, walking and relaxation. Wigston Meadows is well positioned for travel, offering regular bus services, Wigston railway station with direct links to Leicester and beyond, and convenient access to major road routes including the A6 and M1, making it an excellent location for commuters.



## THE INSIDE STORY

Tucked away within a peaceful cul-de-sac & enjoying open green space to both the side & rear, this stunning extended family home offers generous, beautifully finished accommodation perfectly suited to modern family living. The property is entered via a porch, ideal for coats & shoes, which opens into a welcoming entrance hall setting the tone for the space & style found throughout. The kitchen is sleek, contemporary & highly practical, fitted with white wall & base cabinets complemented by striking contrasting black worktops. Integrated appliances include a dishwasher, oven & hob, creating a clean, streamlined space that works perfectly for everyday cooking. The lounge diner is tastefully finished & forms the heart of the home. The lounge area features a characterful fireplace, providing a cosy focal point for relaxed evenings, while the dining area is a fantastic size with ample room for a table & chairs, ideal for family meals or hosting guests. A window overlooks the garden & French doors open directly outside, enhancing the light & flow of the space. From here, doors lead into the living room, a wonderfully versatile space that can be adapted to suit individual needs — whether as a second sitting room, playroom or home office. Upstairs, the landing leads to four fabulous bedrooms, all beautifully finished & offering excellent flexibility for family life. The bathroom to bedroom one is particularly impressive, featuring a four-piece suite including a corner bath, walk-in shower, wash hand basin with vanity & WC. A separate family shower room serves the remaining bedrooms, fitted with a walk-in shower, WC & wash hand basin with vanity unit. Externally, the property benefits from a driveway, carport & detached garage, providing ample parking & storage. The landscaped rear garden is a true highlight, featuring a bordered lawn & a stylish seating area complete with a pergola, perfect for outdoor dining or relaxing while enjoying the surrounding green space.

